LEGEND

Item	Symbol
Existing Contour	--------382
Proposed Contour	82
Spot Elevation	+82.53
Direction of Flow	
Property Boundary Line	
Easement Line	
Soils Division Line	
Forest Conservation Easement Boundary	
Tree Protection Fence	TPF
Forest Easement Signage	
Forest Retention	
Forest Clearing for FC Calculation Purposes	

VICINITY MAP
SCALE:1"=2000'

SITE

Soil Protection Zone Notes

1. The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
2. Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
3. No construction activity is permitted within the Soil Protection Zone.
4. If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
5. Root pruning shall occur prior to the beginning of construction.
6. Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
7. To aid construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
8. Tree maintenance and removal shall be undertaken by a qualified MD Tree Expert to ensure damage to surrounding trees is minimized.
9. Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth to to exceed 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.

Forest Tree Protection and Management Notes

1. Tree protection devices shall be installed prior to any grading or land clearing.
2. After the boundaries of the retention areas have been staked and flagged and before any disturbance has taken place a pre-construction meeting with the Howard County Inspector is required.
3. Provide maintenance to tree protection devices and signage to maintain their integrity throughout the duration of the project.
4. Attachment of signs to tree protection devices to maintain their integrity throughout the duration of the project.
5. Any significant changes made to the Forest Conservation Plan shall be made with the prior approval if the Howard County Dept Of Planning and Zoning.
6. No burial of discarded material is permitted within the Forest Conservation and Planting areas.
7. No open burning within 100 feet of wooded areas is permitted.
8. Post construction phase.
   a. Inspect existing trees around the perimeter of the site for signs of root or trunk damage and excessive soil compaction.
   b. Remove dead or dying trees and evaluate for hazard tree removal.*
   c. All temporary forest protection devices will be removed after construction.
   d. Following completion of construction, prior to use, the county inspector shall inspect the entire site for compliance with this Forest Conservation Plan.
* A licensed Arborist or Forester should be retained for this service as needed.

Forest Conservation Narrative

This forest conservation plan has been developed in accordance with the Howard County Forest Conservation Manual and the Forest Conservation Act of 1991.

The total tract area for the site is 3.26 acres, and the net tract area is 1.91 acres. Lot 1 (1.35 acres) has been deducted from the total tract area, because there will be no change in land use from this lot. The existing forest cover within the net tract area is 1.58 acres. Clearing on site totals 1.35 acres. The total forest conservation obligation is 0.83 acres. Forest retention on site totals 0.23 acres, which will be preserved in Forest Conservation Easement 1. The remaining forest conservation obligation for the site includes 0.60 acres of required planting. A fee in lieu will be paid for this obligation of 26,136 sq, ft. which totals $13,068.

General notes:
1) Base sheet provided by FSH Associates.
2) There are no steep slopes, streams, wetlands or associated buffers on site.

FOREST CONSERVATION EASEMENT TABLE

EASEMENT	TYPE	AREA (ACRES)
1	RETENTION	0.23
TOTAL		0.23

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
MlB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MsD	Montalto and Relay very stony silt loams, 3 to 25 percent slopes	B

SPECIMEN TREES

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
ST-1	31"	yellow poplar	Liriodendron tulipifera	Good
ST-2	34.5"	yellow poplar	Liriodendron tulipifera	Good
ST-3	31"	yellow poplar	Liriodendron tulipifera	Good
ST-4	31"	yellow poplar	Liriodendron tulipifera	Good
ST-5	32.5"	yellow poplar	Liriodendron tulipifera	Good
ST-6	31.5"	yellow poplar	Liriodendron tulipifera	Good
ST-7	46"	yellow poplar	Liriodendron tulipifera	Good

Forest Retention Area Protection Signage

Min. 11"

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

Min 15"

ROOT PRUNING

1. Retention areas shall be set prior to construction.
2. Boundaries of retention areas shall be flagged, and location of trench shall be specified by ERI Qualified Professional.
3. Roots shall be cut cleanly with root pruning equipment. Where roots >1" are found, trenching shall be done by air spade or hand tools. Roots >1" shall be cut with a hand saw.
4. Trench shall be immediately backfilled with soil removed or high organic content soil.
5. Any other techniques shall be approved by the ERI Qualified Professional before implementation.

Tree Protection Fence
6"-12"± from trench to fence
12"± from LOD
Limit of Disturbance
2' minimum depth
6" maximum width
CRITICAL ROOT ZONE

TWO STRAND SMOOTH WIRE

ANCHOR POST SHOULD BE MINIMUM 2" STEEL "U" CHANNEL
MAXIMUM 20 FEET
BLAZE ORANGE FLAGGING STREAMERS MIN. 2" WIDE, 12" LONG TIED TO SMOOTH WIRE
SMOOTH WIRE
ANCHOR POST MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST

NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

FOREST CONSERVATION WORKSHEET

|		Acres
Net Tract Area		
A. Total Tract Area		3.26
B. Area Within 100 Year Floodplain		--
C. Other deductions #		1.35
D. Net Tract Area		1.91
Zoning Use Category: RESIDENTIAL-SUBURBAN		
Land Use Category		
E. Afforestation Minimum (15 % x D)		0.29
F. Conservation Threshold (20 % x D)		0.38
Existing Forest Cover		
G. Existing Forest on Net Tract Area		1.58
H. Forest Area Above Conservation Threshold		1.20
Breakeven Point		
I. Forest Retention Above Threshold with no Mitigation		0.62
J. Clearing Permitted without Mitigation		0.96
Proposed Forest Clearing		
K. Forest Areas to be Cleared		1.35
L. Forest Areas to be Retained		0.23
Planting Requirements		
M. Reforestation for Clearing Above Threshold		0.30
N. Reforestation for Clearing Below the Threshold		0.30
P. Credit for Retention Above Conservation Threshold		0
Q. Total Reforestation Required		0.60
R. Total Afforestation Required		0
S. Total Reforestation and Afforestation Requirement		0.60
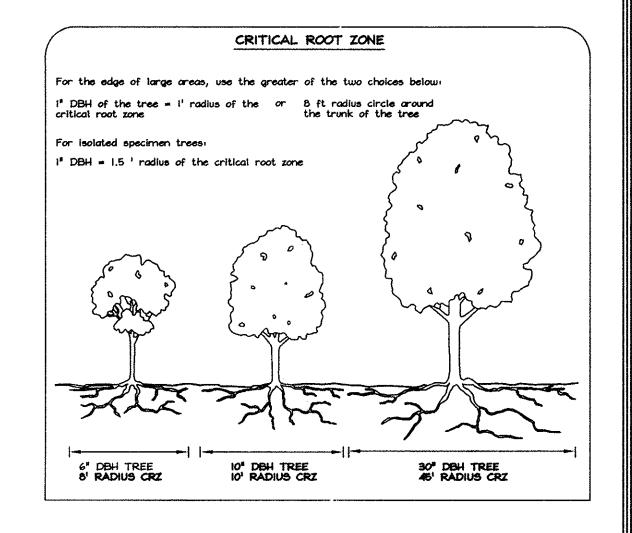
* The residue Lot 1 was excluded from the forest conservation and requirements with this subdivision plat, however, upon further resubdivision of the lot, then separate forest conservation calculations and requirements will be provided based on its acreage size.

CRITICAL ROOT ZONE

For the edge of large areas, use the greater of the two choices below:
1" DBH of the tree = 1" radius of the or B ft radius circle around critical root zone the trunk of the tree

For isolated specimen trees:
1" DBH = 1.5 ' radius of the critical root zone

6" DBH TREE 8' RADIUS CRZ
10" DBH TREE 10' RADIUS CRZ
30" DBH TREE 45' RADIUS CRZ

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 9/15/06 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 9/19/06 DATE

OWNER
Charles & Susan Hoffman
8441 High Ridge Road
Ellicott City, Md 21043

CONTRACT PURCHASER
C & C Development
10178 Baltimore National Pike
Suite 207 A
Ellicott City, Md 21042
410.203.9900

FOREST CONSERVATION PLAN
HOFFMAN PROPERTY

TAX MAP 18 GRID 13	PARCEL 50
2ND ELECTION DISTRICT	HOWARD COUNTY, MARYLAND

F-03-124

(Drawing of site plan showing High Ridge Road, Rosemar Drive, Lots 1-5, Open Space, Forest Conservation Easements, contours, and tree protection areas)